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A Nobel approach  
to Real Estate™

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Manly

April—June 2016

THE Adam  
Nobel TEAM



Mobile 0417 007 001  
Facsimile 07 3844 7395  
[adam.nobel@spaceproperty.com.au](mailto:adam.nobel@spaceproperty.com.au)  
[www.adamnobel.com.au](http://www.adamnobel.com.au)  
130 Vulture Street,  
WEST END QLD 4101

# Suburb Statistics Report

Prepared on 08 Jul 2016

Adam Nobel  
Mob: 0417007001  
Ph: 0738464333  
Email: adam.nobel@spaceproperty.com.au



## Area Profile

The size of Manly is approximately 2 square kilometres. It has 6 parks covering nearly 4% of total area.

The population of Manly in 2006 was 3,046 people. By 2011 the population was 3,700 showing a population growth of 21% in the area during that time.

The predominant age group in Manly is 0-14 years.

Households in Manly are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

In general, people in Manly work in a Professional occupation.

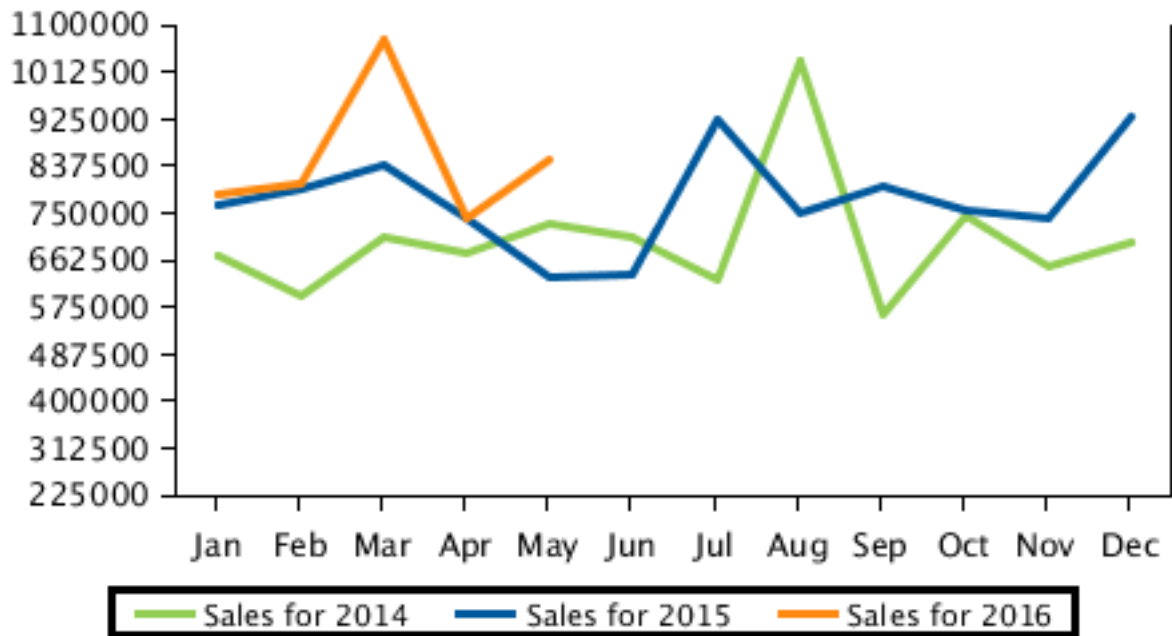
In 2006, 55.7% of the homes in Manly were owner-occupied compared with 63.6% in 2011.

Currently the median sales price of houses in the area is 850,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$670,000	\$765,000	\$785,000
February	\$595,000	\$795,000	\$802,500
March	\$704,000	\$840,000	\$1,075,000
April	\$675,000	\$740,000	\$737,500
May	\$730,000	\$630,000	\$850,000
June	\$702,372	\$635,000	\$0
July	\$627,500	\$925,000	\$0
August	\$1,035,000	\$750,000	\$0
September	\$562,500	\$800,000	\$0
October	\$745,000	\$754,000	\$0
November	\$652,500	\$740,000	\$0
December	\$695,000	\$930,000	\$0

### Median Sale Price

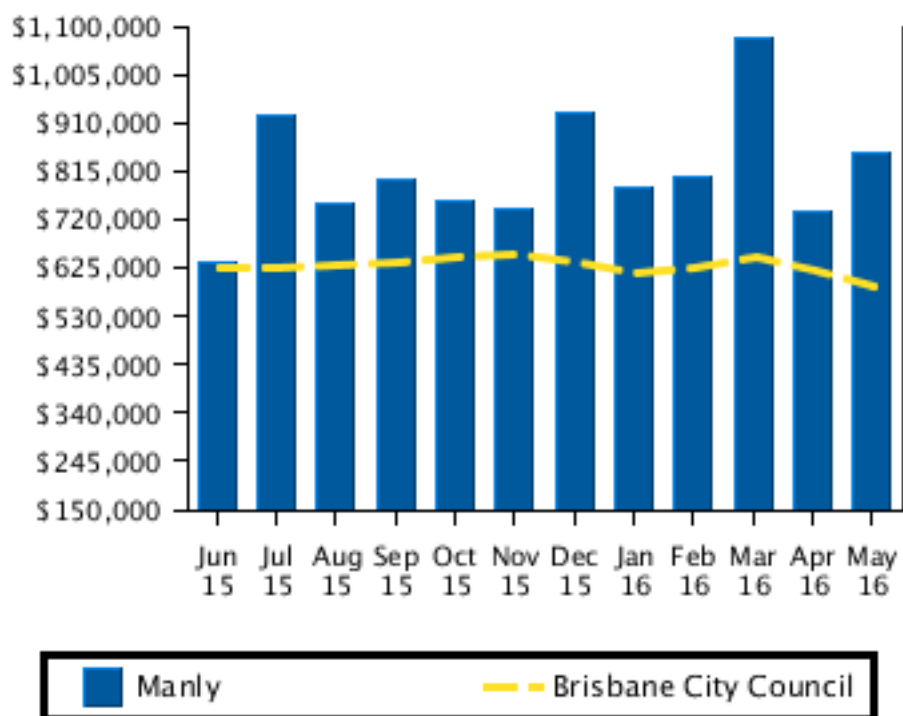


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Manly Median Price	Brisbane City Council Median Price
May 2016	\$850,000	\$588,065
April 2016	\$737,500	\$620,000
March 2016	\$1,075,000	\$645,000
February 2016	\$802,500	\$622,500
January 2016	\$785,000	\$614,875
December 2015	\$930,000	\$635,000
November 2015	\$740,000	\$649,900
October 2015	\$754,000	\$645,000
September 2015	\$800,000	\$635,000
August 2015	\$750,000	\$630,000
July 2015	\$925,000	\$625,000
June 2015	\$635,000	\$625,500

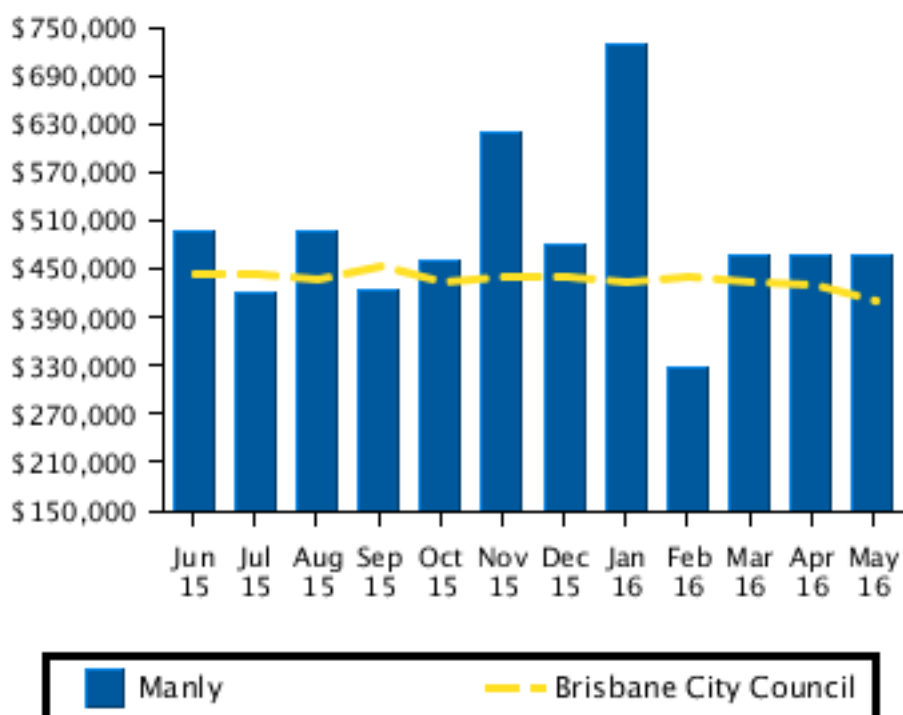
### Recent Median House Sale Prices



## Recent Median Unit Sale Prices

Period	Manly Median Price	Brisbane City Council Median Price
May 2016	\$467,500	\$408,750
April 2016	\$467,500	\$429,500
March 2016	\$467,500	\$435,000
February 2016	\$328,779	\$441,050
January 2016	\$730,000	\$432,500
December 2015	\$480,000	\$440,000
November 2015	\$620,000	\$440,000
October 2015	\$461,000	\$435,000
September 2015	\$425,000	\$452,000
August 2015	\$497,500	\$435,500
July 2015	\$420,000	\$445,000
June 2015	\$497,500	\$443,000

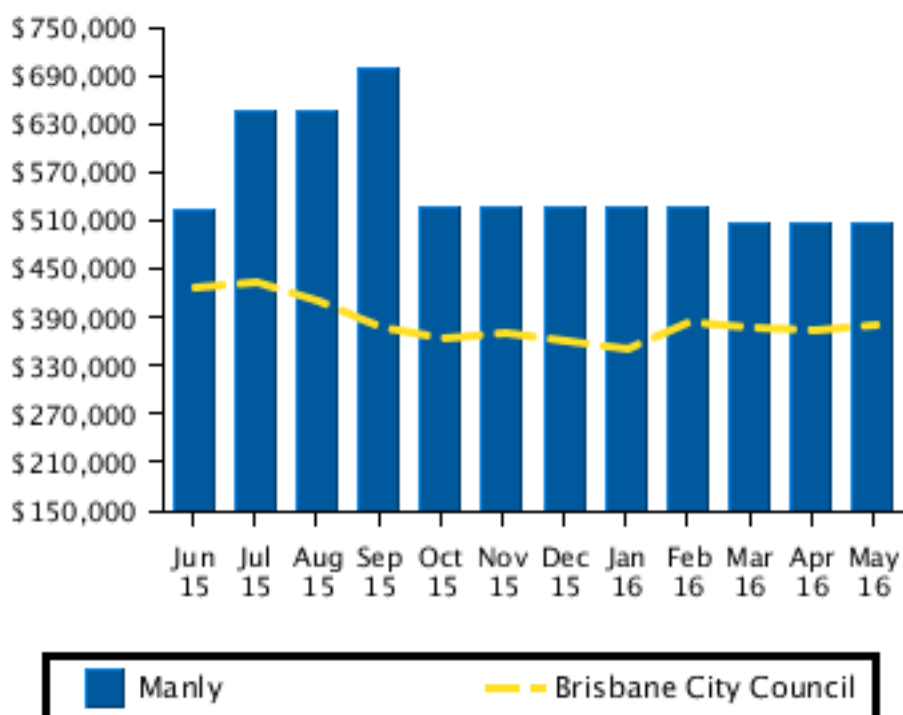
## Recent Median Unit Sale Prices



## Recent Median Land Sale Prices

Period	Manly Median Price	Brisbane City Council Median Price
May 2016	\$505,000	\$380,000
April 2016	\$505,000	\$372,500
March 2016	\$505,000	\$376,000
February 2016	\$525,000	\$385,000
January 2016	\$525,000	\$349,000
December 2015	\$525,000	\$360,000
November 2015	\$525,000	\$370,000
October 2015	\$525,000	\$365,000
September 2015	\$700,000	\$376,050
August 2015	\$645,000	\$410,000
July 2015	\$645,000	\$435,000
June 2015	\$522,500	\$427,500

## Recent Median Land Sale Prices

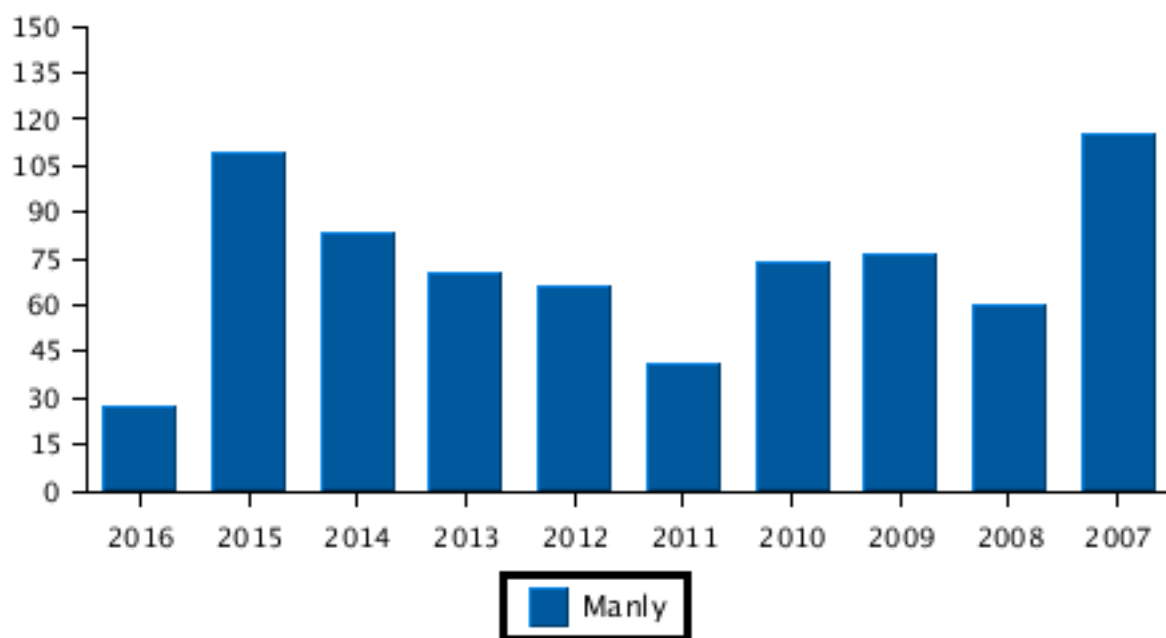


## Sales Per Annum

### House Sales Per Annum

Period	Manly Number
2016	27
2015	109
2014	83
2013	70
2012	66
2011	41
2010	74
2009	76
2008	60
2007	115

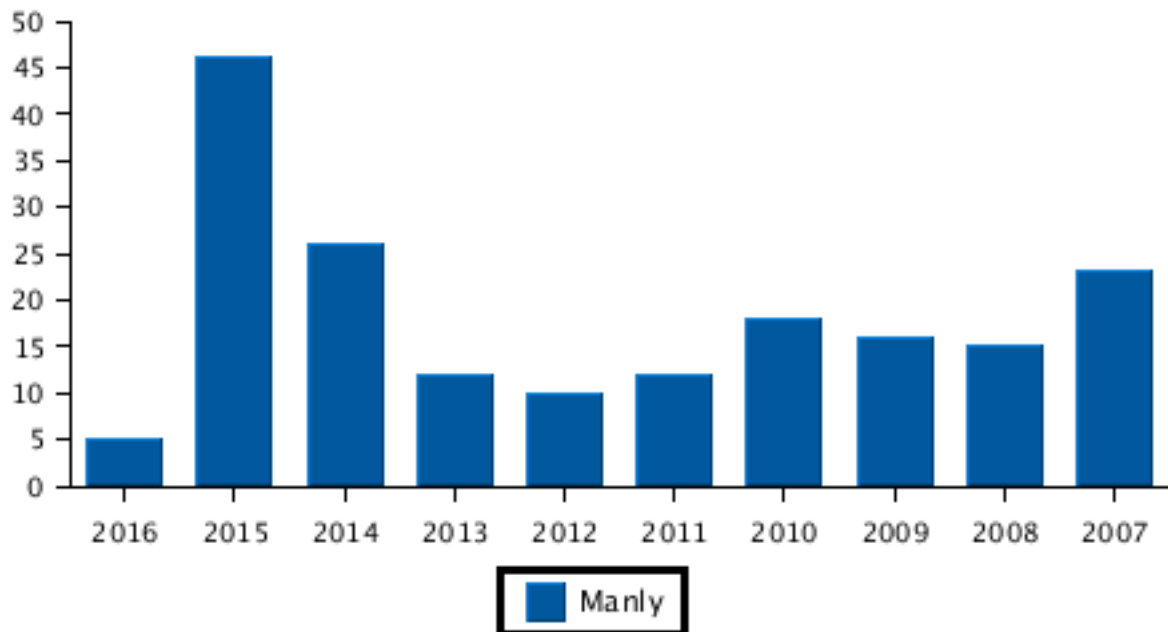
### House Sales Per Annum



## Unit Sales Per Annum

Period	Manly Number
2016	5
2015	46
2014	26
2013	12
2012	10
2011	12
2010	18
2009	16
2008	15
2007	23

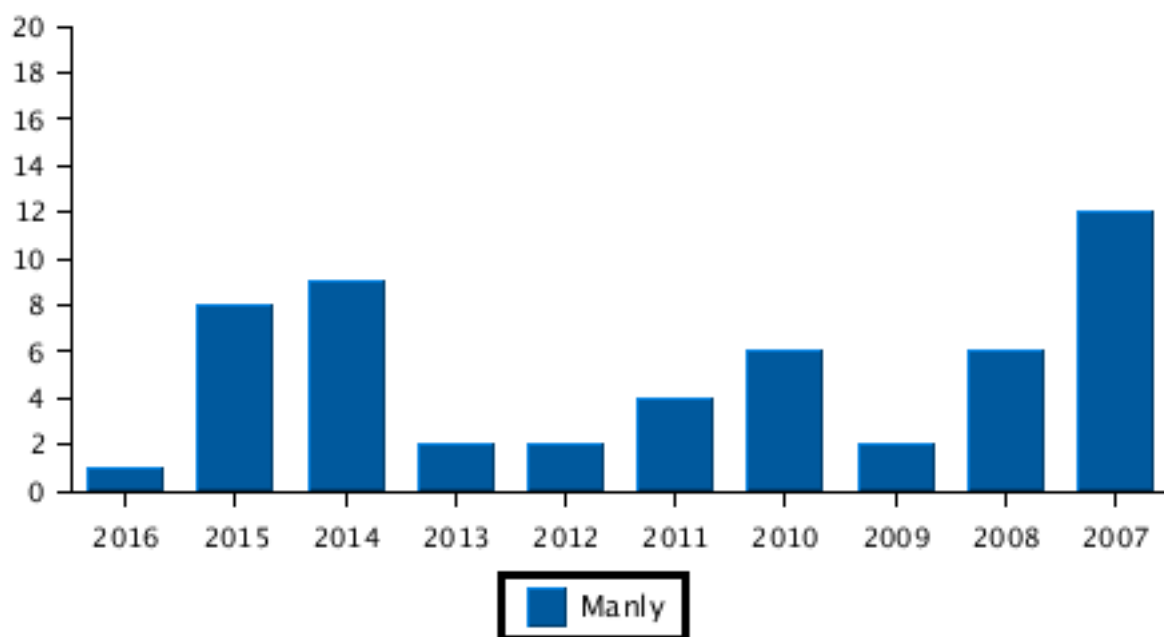
## Unit Sales Per Annum



## Land Sales Per Annum

Period	Manly Number
2016	1
2015	8
2014	9
2013	2
2012	2
2011	4
2010	6
2009	2
2008	6
2007	12

## Land Sales Per Annum

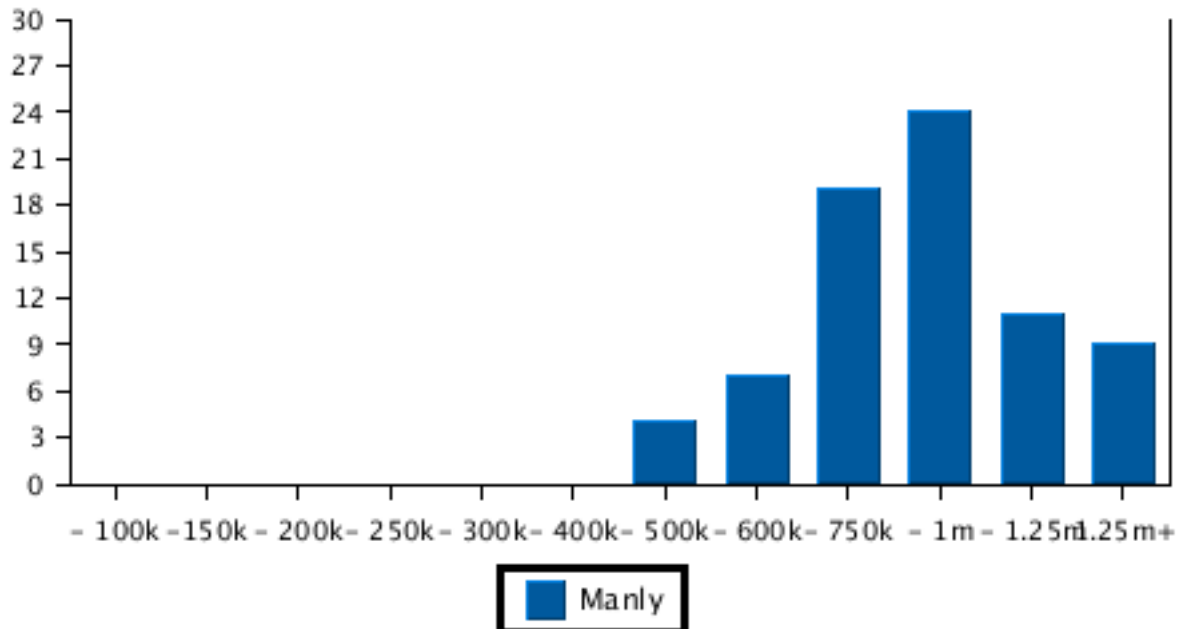


## Sales By Price

### House Sale by Price (12 months)

Price	Manly Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	4
501 - 600k	7
601 - 750k	19
751 - 1m	24
> 1m - 1.25m	11
1.25m+	9

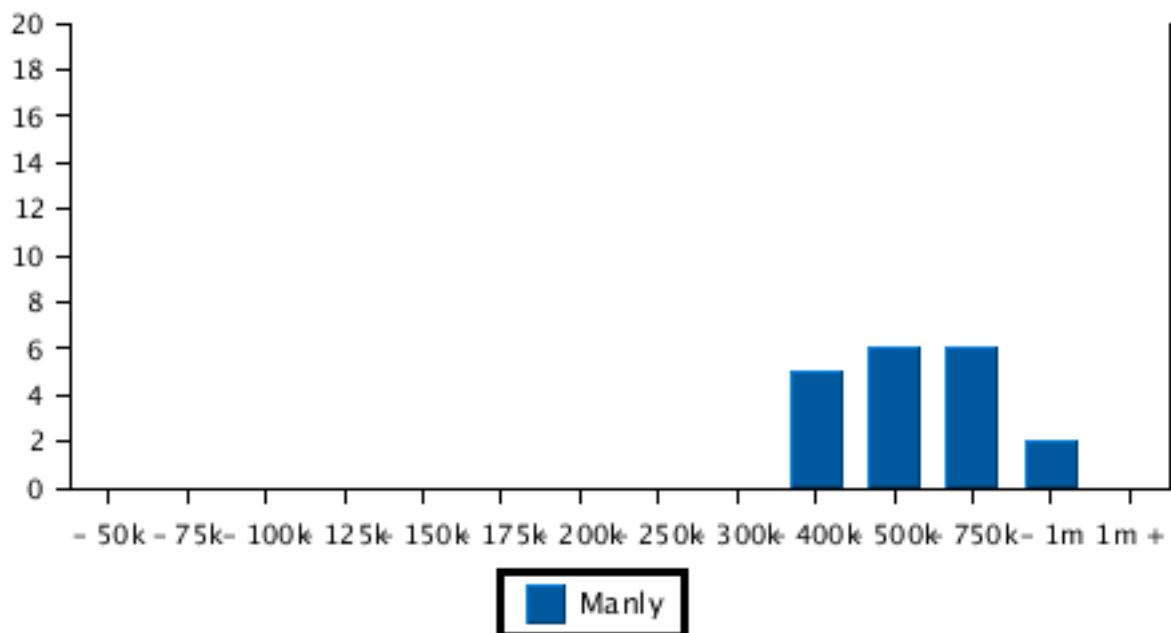
### House Sales By Price (12 months)



### Unit Sale by Price (12 months)

Price	Manly Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	5
401 - 500k	6
501 - 750k	6
751 - 1m	2
1m +	0

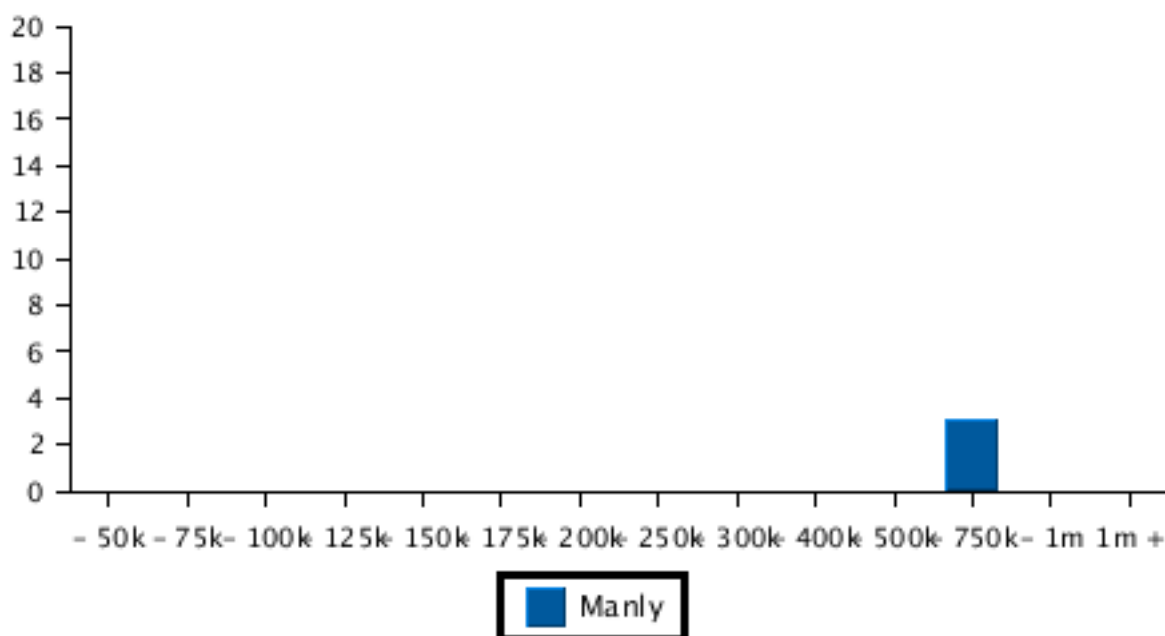
### Unit Sales By Price (12 months)



## Land Sale by Price (12 months)

Price	Manly Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 750k	3
751 - 1m	0
1m +	0

## Land Sales By Price (12 months)

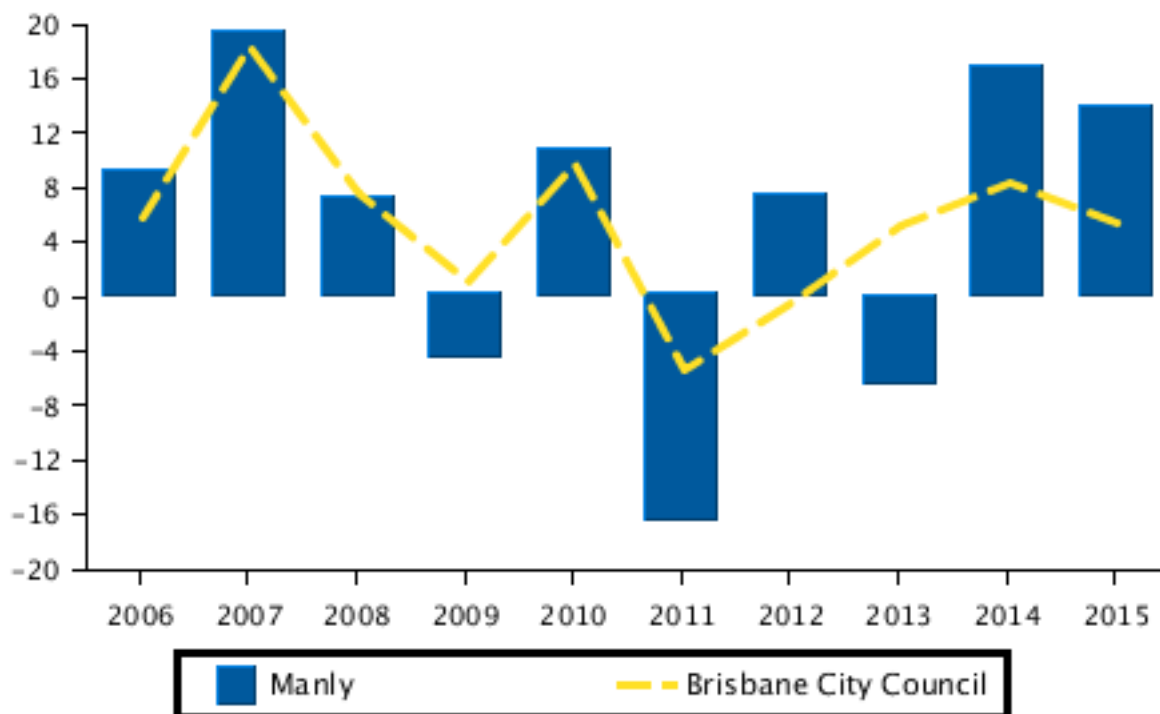


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Manly % Change	Brisbane City Council % Change
2015	14.1%	5.4%
2014	16.9%	8.3%
2013	-6.6%	5.2%
2012	7.5%	-0.4%
2011	-16.7%	-5.3%
2010	10.8%	9.8%
2009	-4.9%	1%
2008	7.3%	7.6%
2007	19.6%	18.3%
2006	9.3%	5.7%

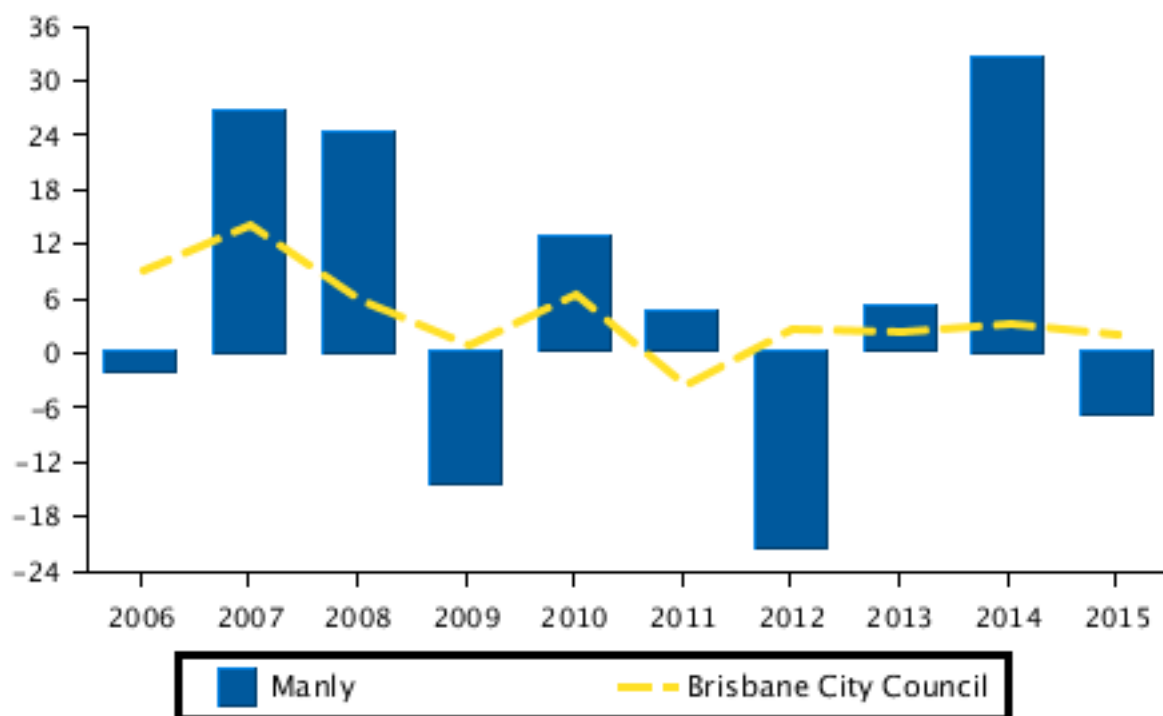
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Manly % Change	Brisbane City Council % Change
2015	-7.1%	2.1%
2014	32.7%	3.3%
2013	5.2%	2.4%
2012	-21.9%	2.5%
2011	4.7%	-3.6%
2010	12.9%	6.4%
2009	-14.8%	1%
2008	24.5%	5.8%
2007	26.8%	14.1%
2006	-2.6%	9.2%

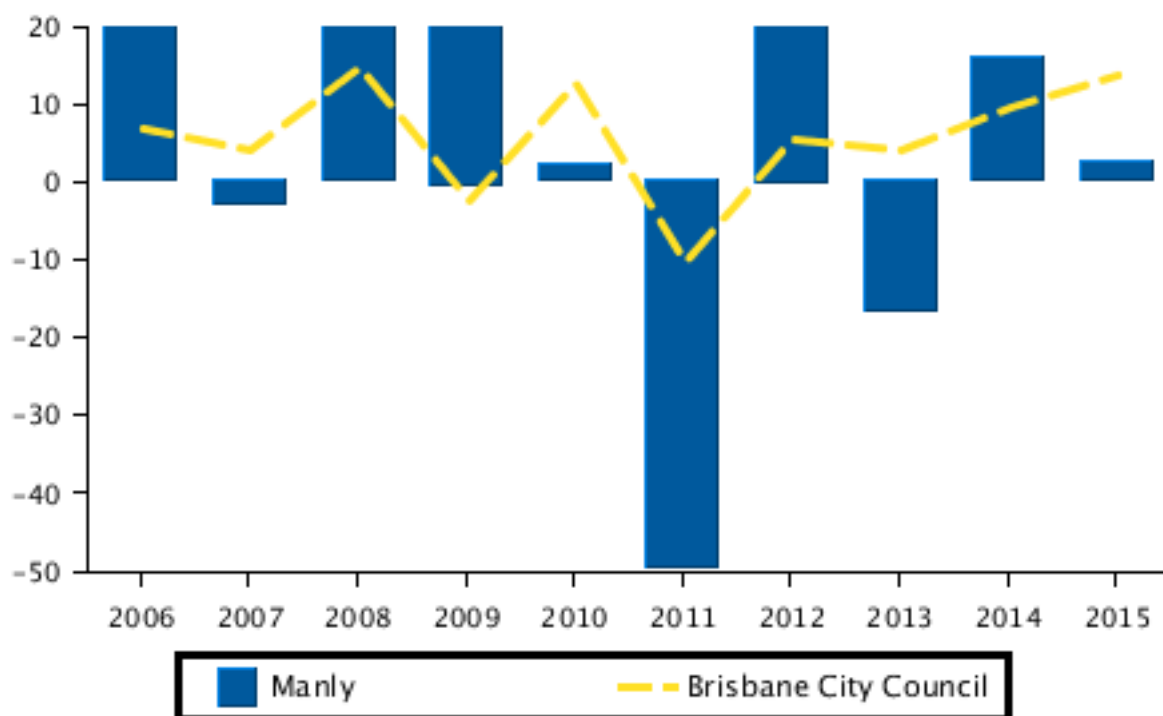
### Capital Growth in Median Prices (Unit)



### Capital Growth in Median Prices (Land)

Period	Manly % Change	Brisbane City Council % Change
2015	2.7%	13.6%
2014	15.9%	9.4%
2013	-17%	4%
2012	33.2%	5.3%
2011	-49.9%	-10.2%
2010	2.4%	12.5%
2009	39.9%	-2.4%
2008	24%	14.8%
2007	-3.2%	4.2%
2006	25%	6.7%

### Capital Growth in Median Prices (Land)

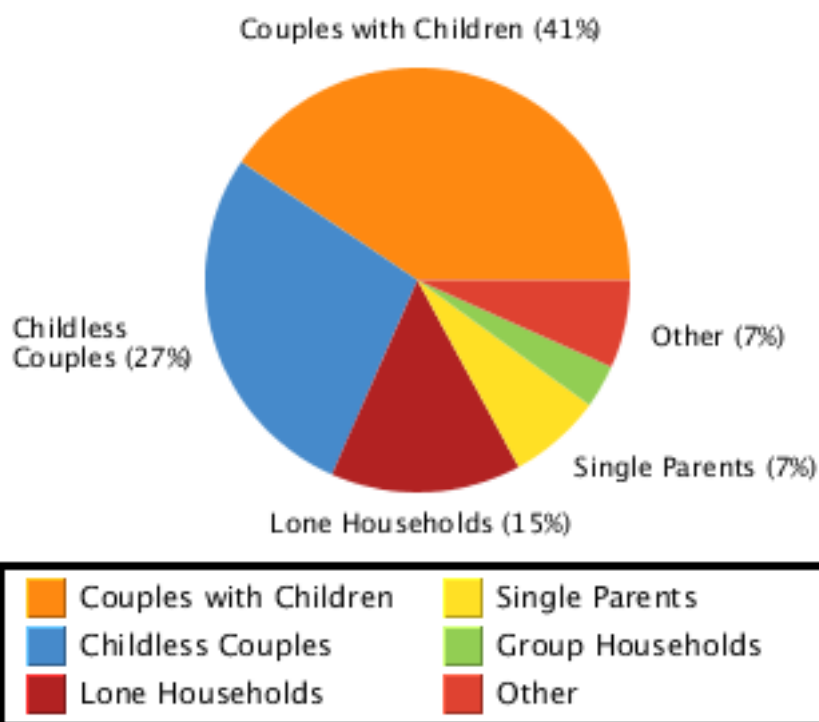


# Household

## Household Structure

Type	Percent
Couples with Children	40.6
Childless Couples	27.8
Lone Households	14.5
Single Parents	7.1
Other	6.7
Group Households	3.3

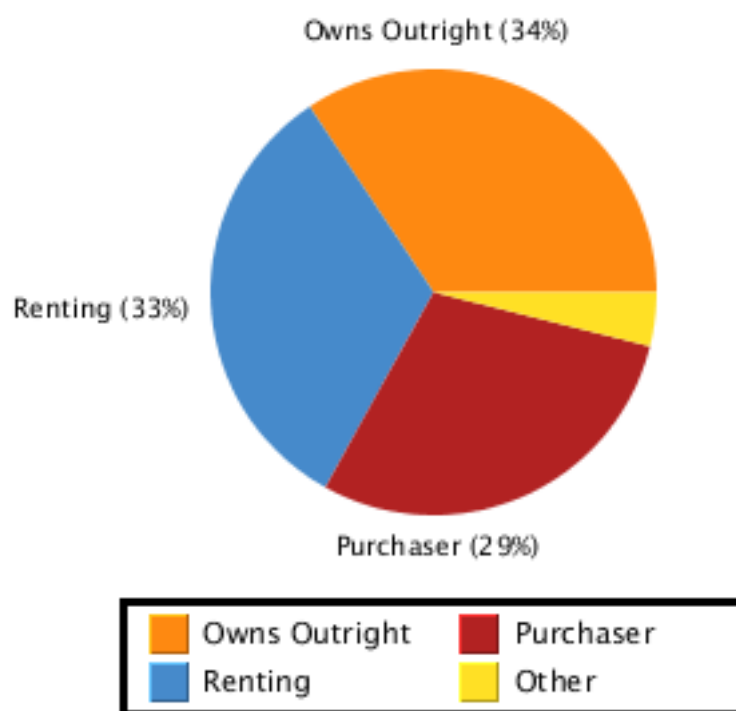
## Household Structure



## Household Occupancy

Type	Percent
Owns Outright	34.4
Renting	32.6
Purchaser	29.2
Other	3.9

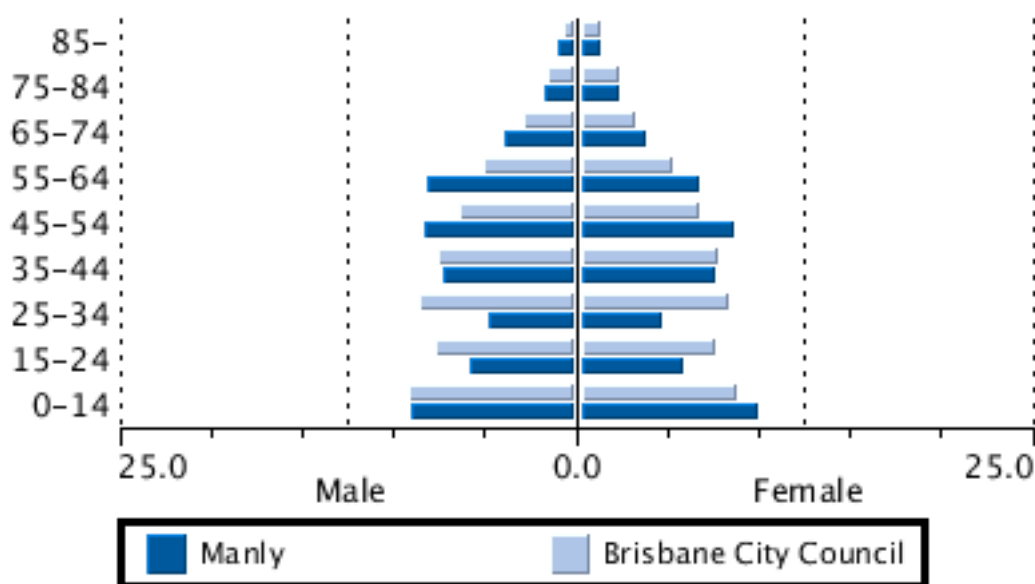
## Household Occupancy



## Age Sex Ratio

Age Group	Manly		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.0	9.9	9.2	8.7
15-24	5.8	5.8	7.7	7.6
25-34	4.8	4.6	8.5	8.3
35-44	7.2	7.5	7.5	7.7
45-54	8.2	8.6	6.4	6.6
55-64	8.1	6.6	5.0	5.2
65-74	3.9	3.8	2.9	3.1
75-84	1.7	2.2	1.6	2.2
85-	1.0	1.2	0.6	1.2

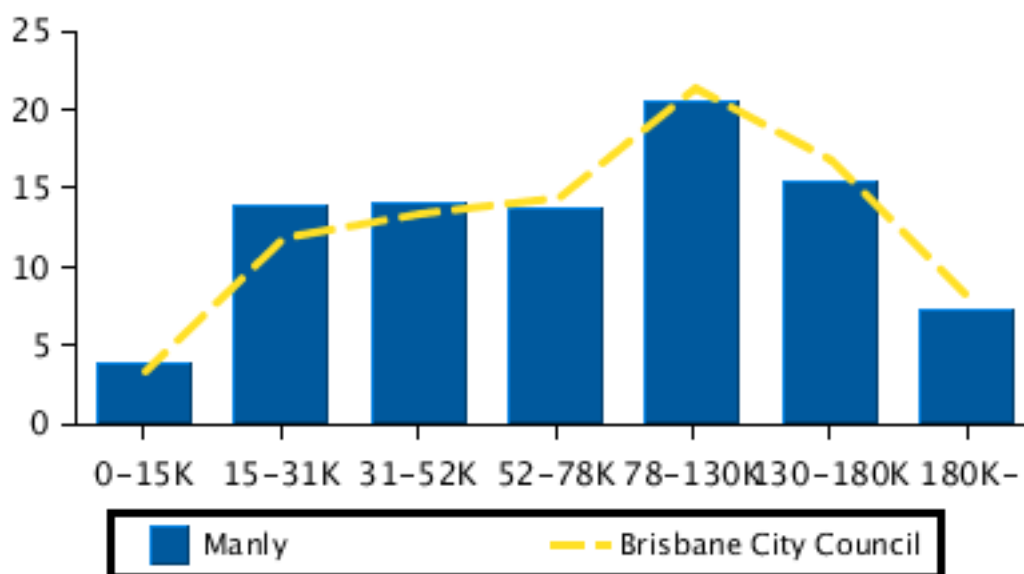
### Age Sex Ratio



## Household Income

Income Range	Manly %	Brisbane City Council %
0-15K	3.9	3.3
15-31K	13.8	11.8
31-52K	14.1	13.4
52-78K	13.7	14.4
78-130K	20.5	21.3
130-180K	15.4	16.7
180K-	7.2	7.9

Household Income



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# Sales History Report

Prepared on 04 Jul 2016

Adam Nobel  
Mob: 0417007001  
Ph: 0738464333  
Email: adam.nobel@spaceproperty.com.au



## Sold Properties



### 23 Barrinia Street Manly QLD 4179

Sale Price: Not Disclosed

Sale Date: 13 Apr 2016

Area: 835m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



### 3/20 Benalla Street Manly QLD 4179

Sale Price: \$435,000

Sale Date: 4 May 2016

Area: -

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



### 88 Boswell Terrace Manly QLD 4179

Sale Price: \$965,000

Sale Date: 4 May 2016

Area: 405m2

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities



### 15 Earl Parade Manly QLD 4179

Sale Price: \$600,000

Sale Date: 13 Jun 2016

Area: 506m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



### 7 Ernest Street Manly QLD 4179

Sale Price: \$450,000

Sale Date: 10 Jun 2016

Area: 405m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



### 423 Esplanade Manly QLD 4179

Sale Price: \$1,100,000

Sale Date: 12 Apr 2016

Area: 503m2

Attributes: 3 Beds, 1 Baths, 10 Car Spaces, 8 Lock Up Garages



### 33 Fisher Street Manly QLD 4179

Sale Price: \$460,000

Sale Date: 20 Jun 2016

Area: 405m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



### 2 Gordon Parade Manly QLD 4179

Sale Price: \$780,000

Sale Date: 21 May 2016

Area: 810m2

Attributes: 3 Beds, 2 Baths, 3 Car Spaces, 3 Lock Up Garages



### 104 Melville Terrace Manly QLD 4179

Sale Price: \$850,000

Sale Date: 27 May 2016

Area: 810m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



### 180 Melville Terrace Manly QLD 4179

Sale Price: \$550,000

Sale Date: 15 Apr 2016

Area: 458m2

Attributes: 2 Beds, 1 Baths



### 155 Mountjoy Terrace Manly QLD 4179

Sale Price: \$1,100,000

Sale Date: 30 Jun 2016

Area: 862m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



Space Property South Brisbane  
130 Vulture Street, SOUTH BRISBANE  
QLD 4101 AUS  
Ph: +61(07)38464333 Fax: +61(07)38447395  
Email: southbrisbane@spaceproperty.com.au



### 6 New Road Manly QLD 4179

Sale Price: \$22,222

Sale Date: 8 Apr 2016

Area: 402m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 10 New Road Manly QLD 4179

Sale Price: \$22,222

Sale Date: 8 Apr 2016

Area: 506m2

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 12 New Road Manly QLD 4179

Sale Price: Not Disclosed

Sale Date: 8 Apr 2016

Area: 726m2

Attributes: 5 Beds, 3 Baths, 2 Lock Up Garages, 1 Ensuites



### 34 Oakley Street Manly QLD 4179

Sale Price: \$850,000

Sale Date: 21 Apr 2016

Area: 405m2

Attributes: 3 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 114 Oceana Terrace Manly QLD 4179

Sale Price: \$1,180,000

Sale Date: 19 May 2016

Area: 317m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 491 Royal Esplanade Manly QLD 4179

Sale Price: \$1,935,000

Sale Date: 8 Jun 2016

Area: 405m2

Attributes: 3 Beds, 2 Baths, 3 Car Spaces, 3 Lock Up Garages, 1 Ensuites



### 116 Stratton Terrace Manly QLD 4179

Sale Price: \$925,000

Sale Date: 19 Apr 2016

Area: 405m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



### 35 Valetta Street Manly QLD 4179

Sale Price: Not Disclosed

Sale Date: 25 Jun 2016

Area: 810m2

Attributes: 4 Beds, 3 Baths, 3 Car Spaces, 3 Lock Up Garages, 1 Ensuites



### 18 Wellington Street Manly QLD 4179

Sale Price: \$2,300,000

Sale Date: 28 Apr 2016

Area: 728m2

Attributes: 6 Beds, 4 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 4/26 Yamboyna Street Manly QLD 4179

Sale Price: \$437,000

Sale Date: 24 Jun 2016

Area: -

Attributes: 2 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites

## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	3					
HOUSE	15	\$22,222	\$2,300,000	\$850,000	\$937,814	\$14,067,222
LAND	1	\$22,222	\$22,222	\$22,222	\$22,222	\$22,222
UNIT	2	\$435,000	\$437,000	\$436,000	\$436,000	\$872,000
<b>TOTAL</b>	<b>21</b>					<b>\$14,961,444</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		3				
HOUSE	2 Bed	2	\$460,000	\$550,000	\$505,000	\$505,000
	3 Bed	7	\$450,000	\$1,935,000	\$850,000	\$937,857
	4 Bed	3	\$925,000	\$1,180,000	\$1,100,000	\$1,068,333
	5+ Bed	3	\$22,222	\$2,300,000	\$965,000	\$1,095,740
LAND	4 Bed	1	\$22,222	\$22,222	\$22,222	\$22,222
UNIT	2 Bed	2	\$435,000	\$437,000	\$436,000	\$436,000
<b>TOTAL</b>		<b>21</b>				<b>\$712,449</b>

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